

AN ORDINANCE **39260**

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. That Section 42-22 of Chapter 42 of the City Code that constitutes the comprehensive zoning ordinance of the City of San Antonio be and the same is hereby amended, so that it shall hereafter include the following described changes in classification and the rezoning of the hereinafter designated property, to-wit:

(CASE NO. 4124)

The rezoning and reclassification of property from "A" Single Family Residential District to "I-1" Light Industry District, listed below as follows:

Lot 7, NCB 10780

SECTION 2. That all other provisions of said Chapter 42, as amended, shall remain in full force and effect, including the penalties for violations as made and provided in Section 42-11.

SECTION 3. That the Director of Planning shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 18 day of February 19 71.

Robert Calderon
M A Y O R
PRO TEM

ATTEST: *G. V. Jackson Jr.*
City Clerk

APPROVED AS TO FORM: *Howard C. Walker*
City Attorney

71-8

Affidavit of Publisher

THE STATE OF TEXAS,
COUNTY OF BEXAR
CITY OF SAN ANTONIO

Before me, the undersigned authority, on this day personally appeared _____

Mrs. Charles D. Treuter, who being by me duly sworn,

says on oath that he is ^s ~~one of~~ the publishers of the Commercial Recorder

a newspaper of general circulation in the City of San Antonio, in the State and County aforesaid, and

that the An Ordinance 39260 (Case No. 4124) hereto attached has been published in

every issue of said newspaper on the following days, to-wit: _____

February 19, 1971

AN ORDINANCE 39260

AMENDING CHAPTER 42 OF THE CITY CODE THAT CONSTITUTES THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SAN ANTONIO BY CHANGING THE CLASSIFICATION AND REZONING OF CERTAIN PROPERTY DESCRIBED HEREIN

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Lot 7, NCB 10780

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SECTION 3. That the Director of Planning shall change his records and zoning maps in accordance herewith and the same shall be available and open to the public for inspection.

PASSED AND APPROVED this 18th day of February 1971.
DR. HERBERT CALDERON
Mayor Pro-Tem

ATTEST:
G. V. JACKSON, JR.
Asst. City Clerk

Mrs. Charles D. Treuter

Sworn to and subscribed before me this 19th day of February, 1971

Ernest C. Carrola

Notary Public in and for Bexar County, Texas

Ernest C. Carrola

DISTRIBUTION

ITEM NO. F.

DEPARTMENT	DATE	ORD. OR RESOL.	CONTRACT
AVIATION DIRECTOR			
BUDGET			
CITY MANAGER			
CITY WATER BOARD			
COMMERCIAL RECORDER		1	
CONVENTION BUREAU			
CONVENTION CENTER			
FINANCE DIRECTOR			
ASSESSOR & COLL.		1	
CONTROLLER			
CORPORATION COURT			
INTERNAL AUDIT			
PROPERTY RECORDS			
PURCHASING			
FIRE CHIEF			
HEALTH DIRECTOR			
HOUSING & INS. DIR.		1	
HUMAN RESOURCES			
LEGAL			
BACK TAX ATTY.			
CONDEMNATION ATTY.			
LAND DIVISION			
LIBRARY DIRECTOR			
MODEL CITIES			
MUNICIPAL FACILITIES			
PARKS & REC. DIR.			
PERSONNEL DIRECTOR			
PLANNING DIRECTOR		1	
POLICE CHIEF			
PRESS ROOM			
PUBLIC INFORMATION			
PUBLIC WORKS DIR.			
TRAFFIC & TRANS. DIR.			

MEETING OF THE CITY COUNCIL DATE: FEB 18 1971

MOTION BY: Trev SECONDED BY: Nielsen

ORD. NO. 39260 ZONING CASE 4124

RESOL. _____ PETITION _____

COUNCIL MEMBER	ROLL CALL	AYE	NAY
WALTER W. McALLISTER, SR. PLACE NO. 1 MAYOR		<u>ab</u>	
DR. HERBERT CALDERON PLACE NO. 2 MAYOR PRO-TEM		✓	
E. J. BURKE PLACE NO. 3		✓	
S. H. JAMES PLACE NO. 4		✓	
MRS. CAROL HABERMAN PLACE NO. 5		✓	
DR. D. FORD NIELSEN PLACE NO. 6		✓	
FELIX B. TREVINO PLACE NO. 7		✓	
EDWARD H. HILL PLACE NO. 8		✓	
PETE TORRES, JR. PLACE NO. 9		✓	

BRIEFED BY: _____

ADDITIONAL INFORMATION: _____

71-8

REMARKS:

A

10777

VACANT

F₅

LOCATION MAP

Acc.

Acc.

ARR 4C
134 40

YA
4900

SINCLAIR ROAD
BLACKTOP - NO CURBS - NSW

DED. 22.60'

TR. 3

Lot 7
VAC.

VACANT

I-1

OUTSIDE PIPE STORAGE

GIFFORD-HILL
WESTERN
INDUSTRIAL
DIVISION

10780

A

VACANT

TR. 2

INTERSTATE

10780
CITY LIMIT LINE
C.B. 5132

ZONING CASE

4124

REQUESTED ZONING CHANGE

FROM "A" RES. TO "I-1" LIGHT INDUSTRY DIST.

DATE FEB.

1971

SCALE 1" = 200'



NORTH

TO:

CITY CLERK

DATE January 25, 1971

REQUEST FOR NOTICE FOR PUBLIC HEARING:

CASE 4124

NAME A. E. Harris

The rezoning and reclassification of:

Lot 7, NCB 10780

FOR INFORMATION ONLY

Located southwest of the intersection of Sinclair Road and Southeast Loop 410 Expressway; having 438.14' on Sinclair Road, 171.61' on Southeast Loop 410 Expressway and a total frontage of 156.22' on the cutback between Sinclair Road and Southeast Loop 410 Expressway.

FROM: "A" Single Family Residential District

TO: "I-1" Light Industry District

The Planning and Zoning Commission has recommended that this request of change of zone be approved by the City Council

Department of Planning

ZONING CASE 4124

Appeal Case
Yes _____
No XXX

APPLICANT: A. E. Harris

DATE OF APPLICATION: November 19, 1970

LOCATION OF PROPERTY:

Lot 7, NCB 10780

FOR INFORMATION ONLY

Located southwest of the intersection of Sinclair Road and Southeast Loop 410 Expressway; having 438.14' on Sinclair Road, 171.61' on Southeast Loop 410 Expressway and a total frontage of 156.22' on the cutback between Sinclair Road and Southeast Loop 410 Expressway.

ZONING CHANGE REQUESTED:

From "A" Single Family Residential District to "I-1" Light Industry District.

ZONING COMMISSION PUBLIC HEARING ON DECEMBER 2, 1970:

Information Presented by Applicant:

Mr. A. E. Harris, applicant, advised the Planning Commission that the requested change in zoning is desired for the construction of a complex of office buildings and small warehouses. It is felt that the best use of the property would be the office-warehouse combination. A tentative layout was submitted for the Commission's observation. Proper parking would be provided and also, a curb cut on Sinclair Road would be secured.

Staff Observations:

Continued expansion of Industrial Zoning in this area will deter Residential Development. It is our Opinion that sufficient Industrial Zoning with city utilities is available at the intersection of I.H. 35 and Loop 410.

Overall zoning plan for this area indicates "B-3" zoning on the east 150' and "B-2" zoning for the remaining portion. It is recommended that this plan be followed in order to permit further development of this overall residential area. Approval of "B-3" and "B-2" with proper platting is recommended.

Traffic and Transportation Department Recommendations:

Access to this property is by freeway frontage Road or Sinclair Road. Access directly to frontage Road must be approved by the Texas Highway Department. No freeway ramps exist at Sinclair Road with the nearest access being at Rigsby or Southcross. Until Sinclair is widened, traffic should be discouraged from using it.

Results of Notices Received Before Hearing:

Six notices were mailed to the surrounding property owners. None were returned in opposition to the requested change in zoning, three were returned in favor and none were returned "unclaimed".

COMMISSION ACTION:

Recommended approval.

Reasons for Action:

(1) Subject property is located southwest of the intersection of Sinclair Road and Loop 410 Expressway. (2) There is "I-1" Light Industry District to the south of the property in question and "F" Local Retail District to the far northeast. (3) Subject property is located and surrounded by undeveloped, single family residential area. (4) The preliminary plan, that has been started, is limited to "I-1" Light Industry District to the south. (4) It is felt that such rezoning would be the highest and best use of the property. (5) There was no opposition present to the requested change in zoning.

Other Recommendations:

Proper replatting is to be accomplished.

RESULTS OF NOTICES FOR COUNCIL HEARING.

(To be provided at Council hearing.)